



*State of New Jersey*  
DEPARTMENT OF COMMUNITY AFFAIRS  
OFFICE OF SMART GROWTH  
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JON S. CORZINE  
*Governor*

SUSAN BASS LEVIN  
*Commissioner*

EILEEN SWAN  
*Executive Director*

October 17, 2006

The Honorable Thomas J. Molnar  
Mayor of West Amwell Township  
150 Rocktown-Lambertville Road  
Lambertville, NJ 08530-3509

**Re: West Amwell Township Petition for Initial Plan Endorsement  
Time frame to submit additional requested information**

Dear Mayor Molnar:

In a letter dated, June 13, 1006, pursuant to N.J.A.C. 5:85 7.5(f), the Office of Smart Growth (OSG) requested that West Amwell Township submit additional information, in order to assist with the evaluation of the Township's petition for Initial Plan Endorsement for consistency with the goals, policies and strategies of the State Development and Redevelopment Plan (State Plan). The Township submitted an initial response to this request, and OSG responded on August 20, 2006 to clarify that additional information was still required. OSG and the Township met at the Office of Smart Growth on October 4, 2006 to discuss strategies regarding how the Township can best address the required additional information.

Based on the meeting held at our Office on October 4, 2006, the Township's Consultant Planner, Anthony Mercantante, is continuing to gather the requested information as outlined in OSG's previous correspondence of June 13, 2006 and August 20, 2006. I am requesting that this information be submitted to OSG by December 10, 2006. This information is critical and will assist with the evaluation of West Amwell's petition for consistency with the State Plan. Once OSG receives the requested information, we will renew our consistency review of the Township's petition and prepare a report for the State Planning Commission on the Petition's consistency with the State Plan within 45 days after receipt of the requested information.

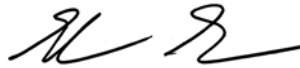
At the October 4<sup>th</sup> meeting, we clarified that the Township's response should provide detailed information regarding the Township's agricultural retention efforts and the Township's future plans to maintain agricultural viability in the Township.

In addition, OSG staff offered strategies to ensure that the Highway Commercial Zones along Routes 179 and 31 are appropriately planned. Specifically, the State agencies suggested that any proposed development within the zone should recognize the carrying capacity of the areas and the importance of developing design guidelines prior to a developer filing an application. By linking capacity and design guidelines, the Township can be confident that any proposed development will fit in with the vision of the municipality.



Thank you again for your participation and dedication to the Plan Endorsement process. Please be assured that the Office of Smart Growth and our state agency partners are committed to assisting the Township to achieve its planning goals and Initial Plan Endorsement by the State Planning Commission. If you have any questions or concerns, please feel free to contact Barry Ableman, Area Planner for Hunterdon County at (609) 292-3228 or via email at [bableman@dca.state.nj.us](mailto:bableman@dca.state.nj.us).

Sincerely,



Eileen Swan  
Executive Director

ES:ba:dds

c: Lora Olsen, Municipal Clerk  
Anthony P. Mercantante, PP/AICP, Planner  
Joseph I. Donald, PP/AICP, Deputy Executive Director, OSG  
Courtenay Mercer, PP/AICP, Planning Director, OSG  
Ben Spinelli, Policy Director, OSG  
Barry Ableman, Area Planner, OSG  
State agency representatives *via email*